

Chapter 29.18 - Sensitive Areas Overlay Zones

29.18.080 Development Standards for Riparian Preservation lands

All development in areas identified for Riparian Preservation, as defined in 29.18.050, shall comply with the following standards:

A. Development shall be subject to all Development Standards for Floodplain Corridor Lands (29.18.060)

B. Within these areas in addition to the standards for Undeveloped Floodplains, no land disturbing activity is allowed except as permitted in this section.

C. Permitted Uses

1. Up to ten percent of the area may be disturbed for private yard structures including but not limited to: storage sheds, gardens, yards, trails, and clearings, except no disturbance is permitted for Section 404 identified areas.
2. Repair, replacement or improvement of utility facilities where:
 - a. the disturbed portion of the Riparian Preservation lands is restored; and
 - b. non-native vegetation is removed from the Riparian Preservation lands and replaced with natural vegetation.
3. Additions, alterations, rehabilitation, or replacement of existing structures that do not increase existing structural footprint in the Riparian Preserve lands where the disturbed portion of the area is restored using native vegetative cover.
4. Stream, wetland, riparian and upland enhancement or restoration projects;
5. Farming practices and farm uses, excluding buildings and structures, and the pasturing of livestock within 25 feet of the stream.
6. Routine repair and maintenance of existing structures, roadways, driveways, utility facilities, accessory uses and other development.
7. Measures to remove or abate nuisances, or any other violation of State statute, administrative agency rule or Brigham City ordinance.